

**KENTON COUNTY PLANNING COMMISSION
SPECIAL MEETING MINUTES
MARCH 30, 2026**

Chairman Dunham called the special meeting to order on March 30, 2026, at 6:15 p.m. and opened the proceedings with the Pledge of Allegiance, invocation by Commissioner Ryan, roll call, and the meeting and safety procedures. The meeting was held in the fiscal court chambers of the Kenton County Government Center, 1840 Simon-Kenton Way, in Covington.

Attendance of members is as follows (for this meeting as well as those during the year to date).

Commission Member	Jurisdiction	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Doug Armbruster	Elsmere	X	-		X								
Margo Baumgardner	Crestview Hills	X	-	X*	X								
Todd Berling	Fort Wright	X	-										
Gailen Bridges	Bromley	X	-	X	X								
Paul Darpel, Vice Chair	Edgewood	X	-	X	X								
Gabriella DeAngelis	Covington	X	-	X	X								
Kevin Dicke	Fort Mitchell	X	-	X	X								
Brian Dunham, Chairman	Kenton County	X	-	X	X								
Sarah Flem	Covington	X	-	X	X								
Tom France	Ludlow	X	-	X	X								
Ken Heidrich	Lakeside Park		-	X	X								
Todd Herrmann	Erlanger	X	-	X	X								
Betsy Janes	Villa Hills	X	-	X	X								
Matthew Martin	Taylor Mill	X	-	X									
Phil Ryan, Treasurer	Park Hills	X	-	X	X								
Kareem Simpson	Covington	X	-	X	X								
Greg Sketch	Crescent Springs	X	-	X	X								
Maura Snyder	Independence	X	-	X	X								
Debbie Vaughn	Kenton Co	X	-		X								
Quin Wichmann	Ryland Hts.		-	X	X								

"X" denotes attendance at the regular meeting.
 "*" denotes arrival after roll call was taken.

"/" denotes not on Commission
 "-" denotes no meeting

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Also present: Legal Counsel Mr. Matt Smith, and the following PDS Staff: Mr. Josh Wice, PDS Director; Ms. Nicole Cullum, PDS Deputy Executive Director; Mr. Andy Videkovich, PDS Director of Planning; Mr. Patrick Denbow, PDS Senior Planner; Mr. Cody Sheets, PDS Principal Planner; Ms. Kayla Barbour, PDS Associate Planner, and Pamela Bushelman, PDS Senior Secretary, Planning & Zoning and KCPC Secretary.

ADMINISTRATIVE REVIEWS AND REPORTS

Approval of the Agenda

Chairman Dunham noted that members had received a copy of the final agenda for this meeting. There were no corrections or changes and he asked for *a motion to accept the agenda. So moved by Commissioner Snyder; seconded by Commissioner Sketch. The motion carried by acclamation of all members present.*

Approval of the Minutes

Chairman Dunham addressed the approval of the March 05, 2026, meeting minutes, noting that he still had feedback to provide. He stated that the revised minutes would be recirculated for approval at the following month's meeting.

Report of Receipts and Expenditures

Chairman Dunham stated the receipts and expenditures report for February 2026 were distributed. There being no comments or questions regarding the report, he asked for a motion to approve. *Commissioner Ryan moved to approve the report; seconded by Commissioner Snyder. The motion carried by acclamation of all members present.*

Report of last month's actions by Staff (no action required)

- Subdivision Plat Letter – there were no comments
- Stage II Updates – there were none this month.
- Cell Tower Updates – there were none this month.

Report of last month's actions by our legislative bodies (no action required)

Commissioner France commented that it was nice to see that the two actions the Commission recommended as unfavorable had been upheld.

Chairman Dunham introduced FILE NUMBER: PC-26-0001-PF

APPLICANT: Kenton County School District per Matthew Rigg, Chief Operations Officer

LOCATION: 2772 Amsterdam Road; an area of approximately 16 acres located on the north side of Amsterdam Road between Lauren Drive to the east and Prospect Point Drive to the west, approximately 400 feet east of Prospect Point Drive.

REQUEST: A public facility review per KRS 100.324 and KRS 147.680

SUMMARY: The applicant proposes to add a drive around the perimeter of the site and new off-street parking areas in order to re-route child drop-off and pick-up traffic at River Ridge Elementary School.

Ms. Kayla Barbour began the staff presentation stating that the request involves a public facility review under KRS 100.324 and KRS 147.680 for proposed improvements at River Ridge Elementary School where the primary goal is to construct a perimeter drive and new off-street parking area to address traffic stacking along Amsterdam Road, which currently causes congestion and safety hazards during child drop-off and pick-up. Additional improvements include drainage fixes, playground expansion, new sidewalks, and a connecting walkway to the nearby Sanctuary Village neighborhood. She stated that, as required by KRS, the Planning Commission is

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conducting an advisory review of the project's compliance with the Comprehensive Plan, though its decision is not binding on the facility.

Ms. Barbour provided a brief history of the site, noting that River Ridge Elementary School is a public school operated by the Kenton County School District and serves approximately 950 kindergarten through 5th grade students at 2772 Amsterdam Road in Villa Hills since its establishment in 1996 through the merger of a primary and intermediate school. The approximately 16-acre site consists of three parcels, with the rear parcel being heavily wooded, and is surrounded by suburban single-family residential development. She also highlighted an existing sidewalk connecting the school grounds to the Sanctuary Village neighborhood, with the easement maintained by the HOA. She stated that the school has an improvement plan that includes specific strategies for growth, policies, and learning targets.

She outlined a three-priority construction process. Priority 1 focuses on site clearing, including tree and vegetation removal as needed to prepare for new work. Priority 2 covers grading and paving for new parking and other associated needs, and the construction of temporary fence at the playground to keep students out of the work area. Priority 3 addresses the primary construction scope, including reconfiguration of the bus loop, parking, and drive areas, installation of a loading dock, concrete curb and gutter, sidewalk expansions, associated grading, electric and communications service switchovers, and enlargement of the detention basin.

Ms. Barbour detailed the proposed site improvements, which center on creating a new one-way loop road around the rear of the building, connecting with two-way drive aisles, new parking in the rear, improved signage, enlarged detention basin, improved pedestrian walkway connecting the school to the existing Sanctuary Village neighborhood, a new loading dock, an updated Car Rider Pro System, and a remodeled playground.

She described the site as being located within the suburban subarea, zoned Institutional, and surrounded by a mix of residential zoning types — including conventional subdivision, large lot subdivision, and PUD — along with some neighborhood commercial. The existing land use is institutional, and the surrounding area is a mixture of single and multi-family residential, with areas of open space, communications, and commercial development. She stated that the proposed projects are consistent with the recommended land use map.

She pointed out that the site is located on an urban major collector road and is known to experience significant traffic congestion during child drop-off and pick-up, often leading to significant congestion for upward of an hour or more on Amsterdam Road. She pointed out that this is the primary motivation for this renovation.

Ms. Barbour noted that the property contains Developmentally Sensitive Areas (DSA) along the eastern edge of the site where a large drainage basin is located, as well as a smaller drainage basin within the bus loop interior, and a significant stand of mature trees on the northern portion of the property is located within the area slated for demolition.

She then provided Staff's favorable recommendation and findings that the proposed Public Facilities Request is generally consistent with the 2024 Kenton County Comprehensive Plan, including its Goals and Objectives, Suburban Subarea, Environment, and Community Facilities elements.

Ms. Barbour noted that while the Kenton County Board of Education is exempt from local zoning regulations as a state instrumentality under KRS 100.361, staff recommended the development follow applicable zoning standards

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for site lighting, landscaping, and screening buffers, stormwater management, tree and vegetation preservation, and more clarity for the off-street parking and loading areas.

Ms. Barbour then reviewed KRS 100.324, which states that public facilities must be reviewed by the Planning Commission within 60 days of receipt.

She then asked if there were any questions from the Commission.

Commissioner France asked about the plans for the north portion of the site, where trees bordering the new loop road and parking lot are proposed for removal. Ms. Barbour responded that the majority of the area from which trees would be cleared is intended to remain open space, likely behind a fence. Commissioner France followed up, questioning the need to remove all the trees if the area will not be used for a playground or parking and will simply be maintained as mowed lawn. Ms. Barbour acknowledged she could not speak directly to that decision but suggested that preserving as many mature trees as possible should be considered. She noted that once the drive loop is extended to near the rear property perimeter, there may be an opportunity to retain some trees between the building and the new driveway. She deferred the question to Kenton County Public School representatives for a more definitive answer.

Commissioner Flem asked for clarification on whether the submitted plan indicated any intent to preserve trees. Ms. Barbour responded that based on the plan, the intent appears to be to clear cut all of the trees and temporarily grade the area to allow machinery access for construction of the driveway.

Commissioner Dicke noted that the plan appeared to maintain the buffer to the east between the residential units and observed that a stream also runs through that area. Ms. Barbour confirmed this, noting that the only proposed intervention in that area is to enhance the existing walkway connection, which staff viewed as a positive addition for students who walk to school from the neighboring residential area. She also noted that the area highlighted in yellow on slide 8 will require a permit from SD1, as it is classified as a wetland and developmentally sensitive area.

With nothing further, Chairman Dunham called for comments from the applicant. There was no one present on behalf of the applicant, no one signed up to speak on the issue, and he recessed the public hearing for discussion among the Commissioners.

Commissioner France expressed concern about the proposed removal of all trees in the northeast portion of the site, suggesting they be preserved unless the area is intended for future development. He questioned the reason behind clearing the trees if no immediate development is planned for that area. Commissioner Sketch offered that the tree removal may be related to grading requirements, noting that the access road and changes in elevation likely necessitated pushing the grading as far back as possible. He pointed to the topographic contours on the plan, which illustrate the steep grade in that area, and referenced site plan sheets C-500 and C-402 for a clearer view of the conditions.

Commissioner Flem stated she agreed with preserving the trees particularly given that there is a sensitive area with the wetland and any amount of tree preservation in that area would be invaluable.

Commissioner France then stated that looking at [site plan page] C-500 it looked like the area they were discussing was the new detention pond. Commissioner Sketch corrected the statement and pointed out the location of the pond and direction of the drainage for reference.

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Commissioner Ryan asked Mr. Matt Smith about putting considerations into the motion and he responded that the motion would include a favorable or unfavorable recommendation WITH the additional information.

There were no further questions and Chairman Dunham returned to the public hearing. There were no questions or clarification needed and he closed the public hearing.

*Commissioner Janes made a motion on **FILE NUMBER: PC-26-0001-PF** for the Kenton County School District to do a public facility review per KRS 100.324 and 147.680 proposing to add a drive and new off-street parking areas to improve the traffic flow for child drop-off and pick-up traffic at River Ridge Elementary School and with that, we, as Commissioners, have expressed an interest in preserving as much of the trees as possible there and move to approve the development plan based on the facts and considerations contained in the staff report and the testimony of the Staff and witnesses present at the hearing and further finds that the proposed development plan is consistent with the applicable regulations; seconded by Commissioner Sketch. A roll call vote found Commissioners: Janes; Sketch; Snyder; Vaughn; Wichmann; Baumgardner; Armbruster; Bridges; Darpel; DeAngelis; Dicke; Dunham; Flem; France; Heidrich; Herrmann; Ryan and Simpson in favor. None were opposed and the motion carried.*

PUBLIC HEARING

Chairman Dunham introduced **FILE NUMBER: PC-26-0003-MA**

APPLICANT: The City of Independence per Chris Moriconi, City Administrator

LOCATION: An area of approximately 95.6 acres located on the south side of Mt. Zion Road between Robert Spegal Road to the east and Sigmon Lane to the west; approximately 3,100 feet west of the intersection of Mt. Zion Road and Bristow Road.

REQUEST: (1) Adoption of appropriate comprehensive plan designation for the area described herein, as part of the annexation process; and (2) Designation of appropriate zoning for the area described herein, as part of the annexation process.

SUMMARY: The property is proposed for an industrial development to include three buildings totaling approximately 1,112,000 square feet of floor area, streets, and off-street parking lots.

Mr. Denbow opened by recapping the annexation request and the Kentucky Revised Statutes (KRS) process governing annexations. He clarified that the KCPC would adopt the relevant Comprehensive Plan designation, while zoning recommendations would be forwarded to the city for final approval alongside the annexation ordinance.

Mr. Denbow reviewed the site's location within the Comprehensive Plan's suburban subarea, noting it consists of two parcels — roughly 93.52 acres and just under an acre. He stated the site is vacant and heavily wooded with two ponds, the larger (4.3 acres) in the northern portion of the site. He described the current access that exists via a single curb cut from Mt. Zion Road and pointed out that Robert Spegal Road's right-of-way stubs into the eastern edge at a cul-de-sac connecting to the private street, Clymer Court. He noted that the surrounding area is a mix of residential, institutional, and industrial uses, and to the east is an industrial development annexed into Independence in 2020, to the north an institutional facility along Mt. Zion Road, to the west vacant single-family zoned lots transitioning to industrial properties in Boone County, and to the south predominantly suburban single-family residential.

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Mr. Denbow outlined the site's history, highlighting four key milestones. In 2020, KCPC updated the site's Recommended Land Use for the site from Residential to Industrial and Mixed Use. In 2021, the adjacent Park 536 site went through a similar annexation process, with KCPC maintaining an industrial Comprehensive Plan designation and recommending Industrial Park zoning. Later that same year, the City's new Z21 zoning ordinance renamed Industrial Park to General Industrial. Most recently, the City entered into an annexation agreement for this site in February and held a first reading of the annexation ordinance in March, prompting the current request for KCPC action prior to the ordinance's final passage.

Mr. Denbow reviewed the current zoning, noting the site is zoned R-1C (single-family residential) in unincorporated Kenton County. He noted that the surrounding zoning includes General Industrial to the east (Park 536), single-family residential to the north, R-1C lots to the immediate west transitioning to industrial in Boone County, and a residential PUD and I-1 industrial to the south. Existing land use on the site is open space, with surrounding uses generally consistent with the zoning.

He then described the proposed General Industrial (GI) zone, which is intended to accommodate manufacturing, research and development, warehouse, and flex space uses. He added that uses in this zone may involve extensive outdoor storage, heavy truck traffic, and impacts requiring mitigation or buffering, and permit a broad range of commercial and industrial activities including light fabrication, heavy manufacturing, and warehouse and logistics.

Mr. Denbow noted that while a Development Plan is not required when a jurisdiction is the applicant, one was voluntarily submitted in this case. He pointed out that through the annexation and anticipated development agreements; the plan is intended to be binding upon annexation. He then reviewed the contents of the submitted Concept Development Plan.

He stated that the Concept Plan proposes an industrial development designed as a continuation of the neighboring Park 536 development to the east. He clarified that the site will be divided into three lots, each containing one industrial building:

- Building 5 — 1,000 ft x 500 ft (500,000 sq. ft.)
- Buildings 6 & 7 — 1,020 ft x 300 ft each (306,000 sq. ft.)

He noted that all buildings substantially exceed setback requirements.

Mr. Denbow then provided the following review of the proposed development:

Access: All primary access will be from Robert Spegal Road to the east, which connects to KY 536 via a roundabout. A new private street will branch off approximately 1,200 feet from KY 536 and terminate in a cul-de-sac on the western portion of the site, built to Kenton County Subdivision Regulations and including a sidewalk and grading easement for a future westward extension. A secondary access point will connect directly from the Clymer Court cul-de-sac to serve Building 5.

Parking: The submitted plan provides 1,004 standard spaces, 24 handicap spaces, and 277 tractor-trailer spaces. It should be noted that the 515-space figure represents the applicant's own calculations based on anticipated employee counts, as provided to the city, and is not derived from the 1,112 spaces required in the zoning ordinance. Heavy-duty pavement will be used for the private street, access driveways, and parking adjacent to buildings, with standard pavement elsewhere and heavy-duty concrete at all loading areas.

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Landscaping: A 75-foot vegetative buffer is provided along residentially zoned areas to the north and south, with 10-foot buffers along streets and vehicular use areas elsewhere. No buffers are indicated to the west, as those adjacent parcels are vacant, recommended for industrial use, and situated between the site and Boone County industrial areas. The existing creek corridor below the lake dam will be largely preserved, and landscape islands will be installed per every 20 parking spaces.

Stormwater: A new detention basin is planned along the eastern side, extending into Park 536, and the existing lake along KY 536 will be modified for additional detention.

Signage: The plan includes two development entrance signs and four internal business signs along the private street and driveways.

Mr. Denbow reported that staff found the proposed development consistent with the 2024 Kenton County Comprehensive Plan in several respects:

Job Creation & Employment: The development aligns with plan goals by attracting new jobs and establishing an employment center near existing residential areas. It also supports the plan's objective of identifying suitable land for industrial use and rezoning strategic locations for employment and industrial development.

Recommended Land Use Consistency: The proposal is consistent with the site's recommended land use designation of Industrial and Mixed Use, which may include industrial, commercial, and office uses. The development represents a natural extension of the adjacent Park 536 industrial development to the east.

Community Service Area (CSA): The site falls within a CSA that anticipates improved development opportunities along KY 536, envisioning a mix of industrial, residential, office, and commercial uses. New development within the CSA is expected to promote connectivity between uses and to surrounding residential areas. Staff also noted that the CSA identifies moderate to high density residential development as critical to supporting future mixed-use viability in the area.

Mr. Denbow then reviewed the site's mobility and environmental elements. He stated that Mt. Zion and Bristow Roads are classified as minor arterial-urban roads, with multi-use paths and sidewalks along both sides of the realigned Mt. Zion Road and Robert Spegal Road is a local street. He mentioned that no TANK bus routes serve the area. He then stated that environmentally, no Development Sensitive Areas (DSA) exist on the site, though there are several blue line streams and two existing ponds are present.

Mr. Denbow explained that under KRS 100, a city may amend its Comprehensive Plan designation and zoning map as part of annexation. Staff recommend no change to the Comprehensive Plan designation and recommend General Industrial zoning upon annexation, finding both consistent with the site's Industrial and Mixed-Use land use designation and the 2024 Kenton County Comprehensive Plan. He added that the location's access to an arterial street and the interstate further supports the GI designation.

Regarding the submitted Concept Development Plan, staff found that it meets the minimum requirements of the Independence Zoning Ordinance with four exceptions: sidewalks are required on both sides of the

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proposed street; residential buffers are required adjacent to all residentially zoned properties; parking islands are required for every 10 spaces rather than every 20; and the ordinance requires 1,112 parking spaces whereas the plan provides 1,004. Staff noted that all four deficiencies are expected to be addressed through the pending development agreement with the City.

Mr. Denbow noted that if approved, additional information will be required during future permitting stages, covering landscaping, use-specific standards, lighting, stream and water quality buffers, stormwater management, and signage. He added that the developers worked with KYTC, which did not require a full traffic study but instead requested a trip generation traffic memorandum. He stated the completed memo concluded that the development would have an insignificant impact on surrounding roadways, and KYTC offered no comments in response. He pointed out that should a full traffic study be deemed necessary in the future, it would need to be completed prior to permitting.

Upon conclusion he asked if there were any questions.

Commissioner France asked about the requirement of sidewalks on both sides of private streets and Mr. Denbow stated that the street would be treated per the zoning standards which are based on the subdivision regulations. So even in the case of a private street, it is still required to have sidewalks on both sides. Commissioner France asked if [the developer] wanted to do it differently would they need a separate waiver application and Mr. Denbow clarified that it would be a waiver that the city could approve because it is based on the zoning regulations which reference the subdivision regulations.

Commissioner France then asked about the small pond and if it would be drained and then refilled or was it a part of the wetland/creek area and Mr. Denbow stated he would defer the answer to the developer.

Commissioner Ryan then asked if the Commission had seen a trip generation memo before and Mr. Denbow stated yes, they have come from KYTC.

Chairman Dunham then reviewed the list of those wishing to speak on the issue:

- Chris Moriconi – City of Independence Administrator
- Justin Verst – Viox & Viox
- Ryan Lidke – VanTrust Real Estate
- Elizabeth Mason-Hill – Property Owner
- Stephen Mason – Property Owner
- James Parsons – KMK Law/VanTrust Real Estate
- Brock MacKay – Viox & Viox
- Chris Reinersman – Mayor – City of Independence

The City of Independence Mayor, Chris Reinersman, speaking as the applicant, explained that diversifying the city's revenue has long been a goal, and this area was identified years ago as a strong development opportunity due to its minimal impact on nearby residential areas and its good interstate access. He mentioned that the KY 536 improvements, which were planned at that time, have since been completed and helped set the stage for development. He recounted that the city had early conversations with the Mason family about potential annexation, though they were not interested at the time. In the interim, the adjacent Spegal farm was sold and developed by VanTrust into what Park 536 is now. He expressed confidence in VanTrust as a developer with a strong reputation, noting the industrial park has been a significant asset to the community. He stated that

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when the Mason family was eventually ready to engage, the city reconnected with VanTrust, and all parties agreed that this site is the natural next extension of Park 536. Mayor Reinersman expressed enthusiasm for the opportunity and its benefits for the citizens of Independence.

With no questions for Mayor Reinersman, Chairman Dunham called Ryan Lidke of VanTrust Real Estate (3561 Westbrook Plc, Lewiston, OH) to address the Commission. Mr. Lidke opened with an overview of VanTrust's developments across the country and in Kenton and Boone Counties. He then described the intent to expand Park 536, referencing an aerial image showing the two existing occupied buildings, as well as a cleared site currently in the permitting phase with a planned groundbreaking this summer. He noted that the roundabout and Robert Spegal Road are complete and emphasized that the proposed expansion would have a look and feel consistent with the existing industrial park.

Next, Justin Verst of Viox & Viox (466 Erlanger Rd, Erlanger, KY) continued the presentation, affirming that staff had thoroughly covered the development. He clarified that the vacant residential-zoned properties to the west are owned by the adjacent Boone County industrial property owner, who has no objection to the project and no immediate development plans. He described the site as the last remaining piece between the surrounding industrial developments and requested no buffer on the west side, as those properties are expected to become part of the industrial complex. He stressed that a minimum 75-foot buffer will be maintained from the Glenhurst subdivision to the south.

Regarding the lake to the north, he stated it will be used for stormwater management, and they plan to preserve the trees between the lake and Mt. Zion Road as well as those downstream and bring the dam up to current standards. Regarding sidewalks, Mr. Verst clarified that only one side of the primary street is proposed, which he felt was appropriate given the industrial nature of the development and noted the City was agreeable. He also reviewed parking provisions for employees, semi-trucks, staging, and company vehicles, noting room for future expansion, and confirmed that all public utilities are available to the site. Finally, he noted that proposed signage would match existing Park 536 signage. He then asked if there were any questions.

Commissioner Dicke asked whether the private drive, if extended in the future, would need to become a public roadway. Mr. Verst explained that it could remain private as long as the necessary access easements are granted. He added that converting it to a public street would be possible sooner, but once constructed to private standards without public inspection, it would remain a private street.

Commissioner France asked whether the three buildings have committed tenants or are speculative. Mr. Lidke confirmed they are speculative, as is the fourth building breaking ground this summer. He noted the development would follow a phased approach similar to Park 536 and clarified that no specific building is designated to be contracted first.

There were no further questions and Chairman Dunham called for Mr. Chris Moriconi, City of Independence Administrator, who had nothing to add.

Next, Ms. Elizabeth Mason-Hill, (736 Meadow Wood Dr, Villa Hills, KY), who is the trustee of 957 E Mt Zion Road stated for the record they have no objections to the development or the zone change.

Mr. Stephen Mason had nothing to add.

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Mr. James Parsons had nothing to add.

Mr. Brock MacKay had nothing to add.

There were no others signed up to speak and Chairman Dunham recessed the public hearing for discussion among the Commissioners. There was none and he returned to the public hearing. There were no questions or clarification needed and he closed the public hearing.

*Commissioner Snyder made a motion on **FILE NUMBER: PC-26-0003-MA**, for a favorable recommendation and to approve the map amendment based on the facts and considerations contained in the staff report and based on the testimony of staff and that the recommended land use designation for Industrial and Mixed Use is in agreement with the goals and objectives of the adopted Comprehensive Plan; seconded by Commissioner Sketch. A roll call vote found Commissioners: Snyder; Sketch; Vaughn; Wichmann; Baumgardner; Bridges; Darpel; DeAngelis; Dicke; Dunham; Flem; France; Heidrich; Herrmann; Janes; Ryan and Simpson in favor. Commissioner Armbruster abstained and the motion carried.*

Chairman Dunham introduced **FILE NUMBER: PC-26-0003-TX**

APPLICANT: City of Elsmere per Marty Lenhof, Mayor

REQUEST: A proposed text amendment to the Elsmere Zoning Ordinance to remove the requirement for opaque fences for outdoor storage where permitted as a primary or accessory use.

Cody Sheets presented the request for a text amendment to the Elsmere Zoning Ordinance that would remove the requirement for opaque fences around outdoor storage areas where such storage is permitted as a primary or accessory use. He provided background, noting that the City of Elsmere adopted the Z21 Zoning Ordinance in 2021, which defines outdoor storage as the long-term deposit (more than 24 hours) of usable goods, materials, merchandise, or licensed vehicles. He noted that under the current ordinance, all outdoor storage of manufacturing equipment, fuel, raw materials, sub-assemblies, finished goods, and defective or repairable goods must be enclosed by an opaque fence. He stated the proposed amendment seeks to remove this requirement for opaque fences.

Mr. Sheets explained that outdoor storage is currently a permitted use in the General Industrial (GI) Zone but is not permitted in the Flex Industrial (FI) Zone. He then reviewed the fence types currently permitted in the GI Zone, [which include masonry walls, ornamental metal, woven wire, wood more than 50 percent open, hedges, and security fencing]. He clarified that all of these fence types are permitted in the front, side, and rear yards of the GI Zone, up to a maximum height of eight feet.

Mr. Sheets noted that compliance with the comprehensive plan is not required for text amendments but stated that Staff identified several relevant goals and objectives and recommendations supported by the proposal. He then reviewed the allowable content cities may enact per KRS 100 and presented staff's favorable recommendation for the proposed text amendment. He noted that the amendment would bring outdoor storage screening requirements into greater consistency with existing fence standards for industrial zones, which do not currently permit privacy fences less than 50 percent open. He added that other screening requirements would remain in place, including the option for fencing up to eight feet in height, and that the Zoning Administrator would retain discretion to waive screening requirements where there is no potential impact on surrounding areas. He stated that Staff found the amendment to be consistent with the comprehensive plan and concluded that removing the opaque fence requirement would create a more business-friendly environment and help streamline the regulatory process.

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He then asked if there were any questions from the Commission and Commissioner France asked whether removing the opaque fence requirement would result in primary fences reverting to chain link or woven wire. Mr. Sheets confirmed that while those fence types could be used, they would simply no longer be required to be opaque. Commissioner France then asked whether such fences would be required to have a barbed wire top, to which Mr. Sheets responded that the need for a barbed wire top would be determined based on the security needs of the individual site.

Commissioner Simpson asked why this particular fence requirement was being singled out for amendment. Mr. Sheets explained that the affected area in Elsmere is already primarily developed for industrial uses, and a few additional properties coming into the area would be required to meet the opaque fencing standard. However, he noted that given the fence types currently permitted under the zoning ordinance, meeting the opaque requirement is functionally difficult in practice, which is what prompted the proposed amendment.

Commissioner Flem pointed out that the ordinance language continues to read "a maximum height of eight feet in combination with landscaping that completely conceals the view of those materials," and questioned whether it was consistent to remove the word "opaque" while retaining language that still requires complete concealment. Mr. Sheets clarified that based on discussions with the Zoning Administrator, the complete concealment language applies specifically to walls — meaning that if a wall is used, landscaping is required to fully conceal the view. Commissioner Flem then clarified that the core concern was not about concealment but rather the composition of the fence material itself, and Mr. Sheets confirmed that was correct.

Chairman Dunham then called for comments from Mr. Rich Aliff, [City of Elsmere Code Enforcement Officer], on behalf of the City who had nothing to add. There were no others who signed up to speak on the issue and he recessed the public hearing for discussion among the Commissioners. There was none and he returned to the public hearing. There were no questions or clarification needed and he closed the public hearing and called on Commissioner Armbruster (City of Elsmere Representative) to make a motion. Commissioner Armbruster recused himself from the vote.

Commissioner Darpel then made a motion for a favorable recommendation on FILE NUMBER: PC-26-0003-TX for Elsmere who proposed an amendment to their zoning ordinance to remove the requirement for opaque fences for outdoor storage where permitted as a primary or accessory use based on staff's recommendation, compliance with the Comprehensive Plan and the testimony at this meeting; seconded by Commissioner France. A roll call vote found Commissioners: Darpel; France; Heidrich; Herrmann; Janes; Ryan; Simpson; Sketch; Snyder; Vaughn; Wichmann; Baumgardner; Bridges; DeAngelis; Dicke; Dunham, and Flem in favor. Commissioner Armbruster recused; none were opposed and the motion carried.

Chairman Dunham introduced **FILE NUMBER: PC-26-0004-TX**

APPLICANT: City of Edgewood per Brian Dehner, City Administrator

REQUEST: The City of Edgewood seeks to replace the current zoning ordinance with a new zoning ordinance that recognizes Edgewood's development patterns and addresses new development trends. A link to the full draft text and proposed zoning map can be found at <https://kcpcck.org/meetings/now-pending>.

Andy Videkovich addressed the Commission and expressed enthusiasm for presenting the new Edgewood Zoning Ordinance. He began by thanking the Edgewood Z21 Working Group and the KCPC Z21 Review Committee, providing a brief history of their work over the past three years to tailor the ordinance to the specific needs of the City of Edgewood.

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He began by highlighting the efforts to simplify the ordinance and create a more user-friendly document, noting that the number of zoning districts would be reduced from 18 to 11 under the proposed ordinance.

Mr. Videkovich presented the zoning maps, noting that the majority of the city is zoned residential and will remain under three residential classifications: Large Lot Subdivision (R-LLS), Conventional Subdivision (R-CVS), and Compact Subdivision (R-CPS). He then identified three new commercial zones — Neighborhood Commercial (NC), Community Commercial (CC), and Highway Commercial (HC) — which would replace the current commercial zoning classifications. He also reviewed the Employment district with the Flex Industrial (FI) zone and he explained that the new Business Park (BP) zone would replace the Professional Office (PO) zone. Additionally, he reviewed the Conservation (CO) zone, which is a direct conversion from the current ordinance but is not currently mapped within the city, and the Institutional (INST) zone, which encompasses the St. Elizabeth campus, schools, and city buildings. He also noted that a Planned Unit Development (PUD) designation is included in the text but is not currently mapped.

Mr. Videkovich continued with highlights from several articles of the proposed ordinance. Under Article 4, Accessory Dwelling Units are not permitted, Short Term Rentals must be owner-occupied up to a specified percentage of the existing home, Family Childcare Home regulations will be carried forward, and Qualified Manufactured Homes have been addressed per KRS. The city also elected to allow Vape Shops in the Highway Commercial (HC) zone.

Under Article 5, the working group elected to allow encroachments into front and rear yards, permitting front porches to encroach up to five feet into the front yard and decks to encroach up to five feet into the rear setback. The city also chose to allow flexible administrative modifications, giving the Zoning Administrator discretion to approve minor modifications of up to 10% of a requirement in limited and specific circumstances.

Regarding Character Standards under Article 7, building material transparency standards will be included in the ordinance for reference but will not be required, allowing the city to activate them in the future if desired. Fencing regulations will remain largely the same with formatting updates, and fencing around flag lots will have greater flexibility.

Under Article 8, the following standards will remain unchanged: Hillside Development, Flood Protection, Stormwater Management, and standards related to Odor, Noise, Dust, Vibration, Debris, and Glare. Stream and water quality buffers are being added, while green, infill, grayfield development, and viewshed protection standards were not included.

For Article 10, the city identified several traffic mitigation corridors — Dixie Highway, Dudley Road, Horsebranch Road, Turkeyfoot Road, Thomas Moore Parkway, and Charter Oak Road — with the intent of maximizing safety and minimizing traffic disruption by managing access from abutting properties and protecting the city's roadway investments.

The sign ordinance under Article 11 will remain the same but will be reorganized into the new format.

Under Article 13, the city elected to allow concurrent processing of variances and conditional uses, meaning that if either is needed at the time of a zoning map amendment application, the Planning Commission may hear and decide those cases rather than requiring a separate Board of Adjustment hearing.

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Finally, Article 14 adds definitions for "vape shop," "vaping product," "electronic cigarette or electronic smoking device," and "Qualified Manufactured Home." Additional improvements throughout the ordinance include updated site lighting standards, revised landscaping regulations, clarification on clear sight triangles, updated definitions, requirements for downspouts, clarification regarding private easements, and Traffic Impact Studies.

Mr. Videkovich presented staff's findings, noting that the request is consistent with the Comprehensive Plan. He highlighted that the new zoning ordinance emphasizes maintaining the existing character of Edgewood's neighborhoods by removing barriers for existing homeowners and ensuring that new development does not negatively impact surrounding properties. He then reviewed the relevant statutes under KRS 100.201, .203, and .207 regarding the Commission's authority to act on zoning regulations.

He stated that Staff provided a favorable recommendation and noted that the KCPC Z21 Review Committee met in October 2025 and also recommended approval. Staff concluded that the new Edgewood Zoning Ordinance text and map meet the requirements of the applicable KRS statutes and are generally consistent with the goals, objectives, and recommendations of the Comprehensive Plan.

Mr. Videkovich concluded his presentation and invited questions. There were none.

Chairman Dunham then called on Mr. Brian Dehner, City of Edgewood Administrator, to speak. Mr. Dehner stated he had nothing to add but took the opportunity to thank staff for their professionalism and expertise in guiding the process to completion.

Chairman Dunham then recessed the public hearing for discussion among the Commissioners.

Commissioner Darpel, who served on the committee, commended the working group for their thorough research and dedication, describing the process as a success. He expressed that Edgewood is already a great place to live and that the new ordinance will only enhance it, thanking everyone involved for their efforts.

Commissioner Bridges spoke on behalf of the KCPC Z21 Review Committee, noting that the proposed text and map received their unanimous recommendation. He acknowledged that the Z21 framework offers many choices for each city, with appropriate guardrails in place, and that when the city was asked whether they had carefully considered their selections, they confirmed they had, earning the Committee's full support.

Chairman Dunham expressed strong confidence in the Z21 model, noting that individual cities are given options and that the majority invest considerable time determining what works best for their communities. He commended Edgewood for thoughtfully going through the process and thanked staff for their leadership in bringing it to fruition.

There were no further comments and Chairman Dunham returned to the public hearing. There were no questions or clarification needed and he closed the public hearing.

Commissioner Darpel made a motion for a favorable recommendation on FILE NUMBER: PC-26-0004-TX where the City of Edgewood seeks to replace the current zoning ordinance with a new zoning ordinance that recognizes Edgewood's development patterns and is also in compliance with the Kenton County Comprehensive Plan based on the recommendation and presentation; seconded by Commissioner Ryan. A roll call vote found Commissioners

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Darpe; Ryan; Simpson; Sketch; Snyder; Vaughn; Wichmann; Armbruster; Baumgardner; Bridges; DeAngelis; Dicke; Dunham; Flem; France; Heidrich; Herrmann, and Janes in favor. None were opposed and the motion carried.

This concluded the public hearing portion of the meeting and Chairman Dunham moved on to Reports from Committees.

Reports from Committees

- Executive: Chairman Dunham announced that a meeting to discuss fees for the upcoming year would be scheduled soon. He also took a moment to highlight an email announcing that Ms. Nicole Cullum, who has served as the PDS Finance and Resource Director for many years, has been named as the PDS Deputy Executive Director. He offered her his congratulations and expressed his appreciation for her continued service.
- Direction 2030 Implementation: Commissioner Simpson reported that the Committee met last month and was provided with the final draft of the housing study in advance, allowing time for review and feedback. That feedback was shared with the consultant, who returned a revised draft reflecting the Committee's comments. The Committee is now working to arrange for the consultant to present the updated housing study to the full Commission. Commissioner Simpson noted that another meeting has not yet been scheduled, as they are waiting to confirm the consultant's availability.
- Subdivision Review – Commissioner Darpe reported that the Committee has not yet met but noted that Mr. Steve Neltner has compiled a list of how other jurisdictions handle single-access points to large developments. He expressed interest in reviewing that information, along with examining how the Commission currently uses and implements traffic studies, with the goal of clarifying their role and determining whether they can be utilized more effectively. He stated that both items will be addressed in the coming year.
- Z21 Review Committee – Commissioner Bridges had nothing to report.

Reports from Commission Members:

There were none.

Reports from Legal Counsel:

Nothing to report

Reports/Announcements from Staff

There were none.

General Correspondence:

There was none.

New Business:

Commissioner Vaughn asked for confirmation of the July meeting and Ms. Bushelman confirmed it was moved by the Commission to July 7th.

Public Comments

- There were no public comments.

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There being nothing further to come before the Commission, Chairman Dunham asked for a motion to adjourn. So moved by Commissioner Snyder; seconded by Commissioner Ryan. All in favor by acclamation. The meeting then adjourned at 7:36 p.m.

APPROVED:

Chair 

Date 5-7-26

